

## **\$336,000 - 5502 44 Avenue, Wetaskiwin**

MLS® #E4445547

**\$336,000**

5 Bedroom, 2.50 Bathroom, 1,356 sqft

Single Family on 0.00 Acres

West Central (Wetaskiwin), Wetaskiwin, AB

Built by Klause Builders for the Klause family!! Step back into Timeless quality with this one-owner bungalow. 2700 sq ft of fully finished space with 5 bedrooms and 2.5 bathrooms. Retro 60s charm blends with modern updates including vinyl plank flooring, fresh paint, and new carpet. Custom oak kitchen and built-in cabinetry throughout reflect the craftsmanship of the era. The basement is perfect for family living with large, inviting spaces. Situated on a landscaped corner lot with a double oversized garage, partial fencing, and mature trees. Located in a quiet neighborhood close to parks and schools. Move-in ready and built to last â€” a rare find! Perfect Location! Perfect Condition! Perfect Family Home!

Built in 1960

### **Essential Information**

MLS® #	E4445547
Price	\$336,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,356
Acres	0.00



Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5502 44 Avenue
Area	Wetaskiwin
Subdivision	West Central (Wetaskiwin)
City	Wetaskiwin
County	ALBERTA
Province	AB
Postal Code	T9A 0C9

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
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Days on Market 53

Zoning Zone 80

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